



CITY OF NEWPORT BEACH
Citizen Advisory Panel Meeting
Via Lido/City Hall site - Design Guidelines

Meeting Minutes

Newport Beach Central Library
Friends of the Library Meeting Room
1000 Avocado Avenue, Newport Beach
Thursday, September 1, 2011
4:00 p.m. to 5:30 p.m.

Rush Hill, Council Member Liaison
Kimberly Brandt, Community Development Director
David Keely, Senior Civil Engineer
Jim Campbell, Principal Planner
Jaime Murillo, Associate Planner
Todd Larner, Project Consultant
Timothy Collins, Project Consultant
Cindy Nelson, Project Consultant

Committee Members:
Craig Batley
Roberta Buchanan
Bill Dunlap
Hugh Helm
Richard Luehrs (absent)
George Schroeder

The meeting was called to order at 4:00PM.

All committee members were present, with the exception of Richard Luehrs. Committee members, consultants and staff were introduced. Members of the public in attendance were also introduced. The following items were discussed:

1. Summary of August 18, 2011, meeting

Tim Collins, consulting project manager, provided a brief summary of the August 18, 2011, discussion and stated that several comments were received on the 80% Draft Design Guidelines, both before and after the deadline.

2. Approval of July 27, 2011, meeting minutes

The July 27, 2011, meeting minutes were approved as drafted.

3. Review of August 18, 2011, discussion summary

Tim Collins explained that since there was no quorum at the August 18, 2011, meeting, a discussion summary was prepared instead of meeting minutes and no action is required. Roberta Buchanan, Committee Member, suggested revisions to the Items 3 and 5 of the discussion summary. All committee members consented and Tim Collins indicated that staff will revise the discussion summary accordingly.

4. Review of Draft Design Guidelines

Todd Larner of William Hezmalhalch Architects stated he received good comments and feedback from staff, committee members, and the public; however, additional comments are needed and extended the deadline for comments for one additional week.

Todd Larner explained that the comments received fell into three categories: 1) General Comments; 2) Design; and 3) Action Plans and he briefly summarized the types of comments that were made within each of the categories. He also mentioned that the PowerPoint presentation provides a more complete list of comments received and is available on the City website: <http://www.newportbeachca.gov/index.aspx?page=1960>.

Todd Larner presented the draft implementation chapter of the Draft Design Guidelines and explained that City of Newport Beach Zoning Code requires new developments and uses to abide by any adopted design guidelines. He also clarified that the Design Guidelines would not apply to minor improvements such as painting a building. He also stressed the importance of including incentives.

5. Development of Slogan

Todd Larner presented slogan suggestions that were made, explained that the slogan will continue to be refined, and that he awaited more public ideas.

6. Public Comment and Roundtable Discussion

A general discussion ensued and several key points were made:

- Committee members generally agreed that the Newport Eclectic was too vague and included too many varying architectural styles that did not meet the goal of developing a unifying theme for the area. It was suggested that the architectural theme be narrowed to fewer styles; however, the design guidelines should retain some flexibility for property owners.

- There was a general consensus between committee members that Mid-Century Modern and Art Deco styles were not as desirable. There was difference of opinion regarding Cannery and Santa Barbara styles. Favored architectural styles included Mariner's, Maritime, or other marine-related styles.
- Rush Hill, Council Member, commented that the most important unifying element will be the improvements to the public space. He suggested that instead of focusing on specific architectural styles, the design guidelines should emphasize good design elements of architectural styles that can be incorporated in a project design.
- Several members of the public provided comments on preferred architectural styles and supported public improvements as the primary method for unifying and creating an identity for the area. The public also expressed the importance for creating incentives.
- Kimberly Brandt, Community Development Director, stated that staff would prepare a list of possible incentives and funding options for further discussion at a future meeting.
- Committee Members and the public discussed the need for parking incentives that still ensures adequate parking is being provided.

7. Next steps- Planning Commission Presentation: September 22, 2011

Tim Collins explained that the next meeting regarding the Draft Design Guidelines will be scheduled with the Planning Commission to present the documents and solicit comments from the Planning Commission and the public. The Planning Commission meeting will begin at 6:30 p.m. in the Council Chambers.

Kimberly Brandt also clarified that an additional meeting with the CAP would be scheduled, dates to be determined.

8. Community Open House: October 6, 2011

Tim Collins explained that a community open house meeting will be hosted within a retail space within Lido Marina Village. A full presentation of the Design Guidelines will be provided to residents and businesses. He also requested the committee members, staff, and public identify five subject areas (buildings, frontages, or street corners) within the Lido Village area that they would like to see depicted in an architectural rendering for the next meeting. With regard to the public notice and invitation, advertisement options and ideas were also discussed in an effort to provide a greater awareness of the community meeting.

The meeting was adjourned at 5:30PM.